



44

Prankerds Road, Milborne Port, Sherborne

44

Prankerds Road
Milborne Port
Sherborne
DT9 5BX

Situated within close proximity to local amenities, this well presented three bedroom property benefits from garaging.



- Three bedroom semi detached property
- Well presented accommodation throughout
 - Sought after village location
 - Close proximity to amenities
 - Garage in a block

Offers In Excess Of **£240,000**
Freehold

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THE DWELLING

Constructed in 1978 with reconstituted stone elevations beneath a tiled roof. Offering spacious ground floor accommodation alongside three bedrooms and a family bathroom to the first floor.

ACCOMMODATION

Entered through a front porch, the entrance hall provides access to both the kitchen and living room. The kitchen, catering to all culinary needs, is positioned at the front of the property and offers ample cabinetry with generous space for white goods. To the rear, the living room provides spacious accommodation with direct access to the garden through a rear door.

The first-floor landing leads to three bedrooms. The master bedroom, situated at the front, benefits from built-in wardrobes, while the two further bedrooms are located to the rear. A family bathroom serves the three bedrooms on this level. The landing also provides access to the airing cupboard and loft.

GARDEN

To the rear, the low-maintenance garden features a gravelled area adjoining the property, which extends to a paved patio at the far end. Enclosed by fencing and mature trees, the garden enjoys a good degree of privacy. A timber summerhouse with French doors and power connected provides a versatile space, ideal for relaxing, entertaining, or use as a home office. The garden also benefits from side access and a rear gate leading to the garage area. The property includes a single garage with an up-and-over door.

SITUATION

The property is located in the sought after village of Milborne Port. Local amenities include Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, a Co-op store, doctors' surgery, pharmacy and hairdresser. The Clockspire, a fine dining restaurant, is also nearby.

Milborne Port is a short drive from the historic town of Sherborne, offering a range of shops, businesses, and a Waitrose supermarket. Yeovil (5.5 miles) and Dorchester (18 miles) are also within reach. Sherborne has a regular mainline service to Waterloo, and Castle Cary offers fast trains to Paddington.

The village is served by a highly regarded primary school, with Sherborne offering additional options. Secondary education is provided by The Gryphon School, while private schools nearby include the Sherborne schools, Leweston, Hazlegrove, and the Bruton schools.

MATERIAL INFORMATION

Mains electric, gas, water and drainage connected to the property.

Gas fired central heating.

Broadband - Ultrafast broadband is available.

Mobile coverage is available at the property, for further information please refer to Ofcom www.ofcom.org.uk

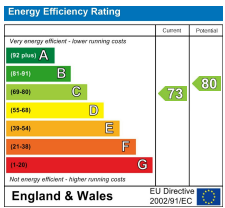
Somerset Council

Council Tax Band: C

DIRECTIONS

What3words - ///jeep.firming.poem





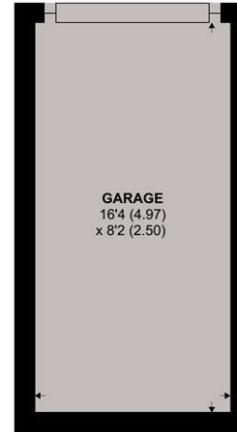
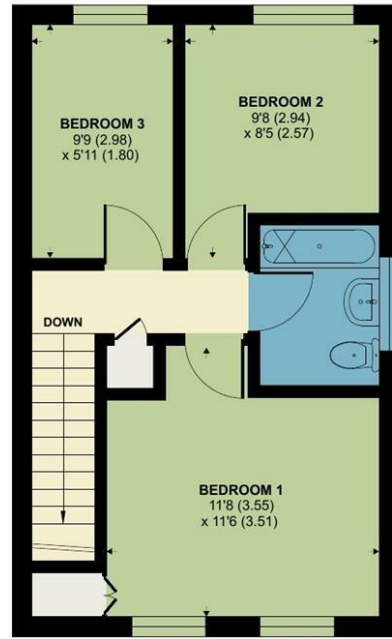
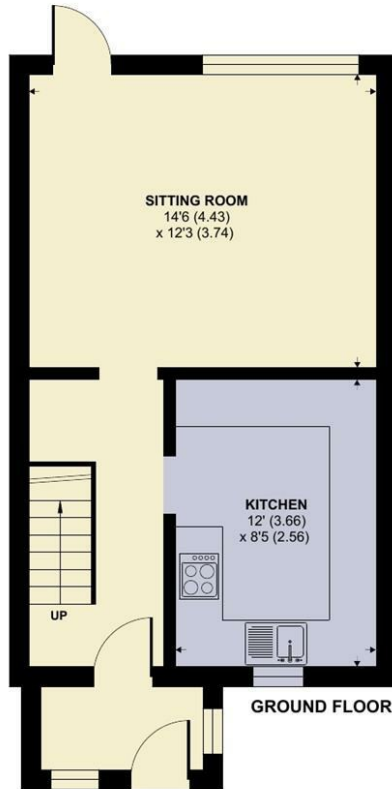
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Approximate Area = 749 sq ft / 69.5 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 883 sq ft / 81.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1340016



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